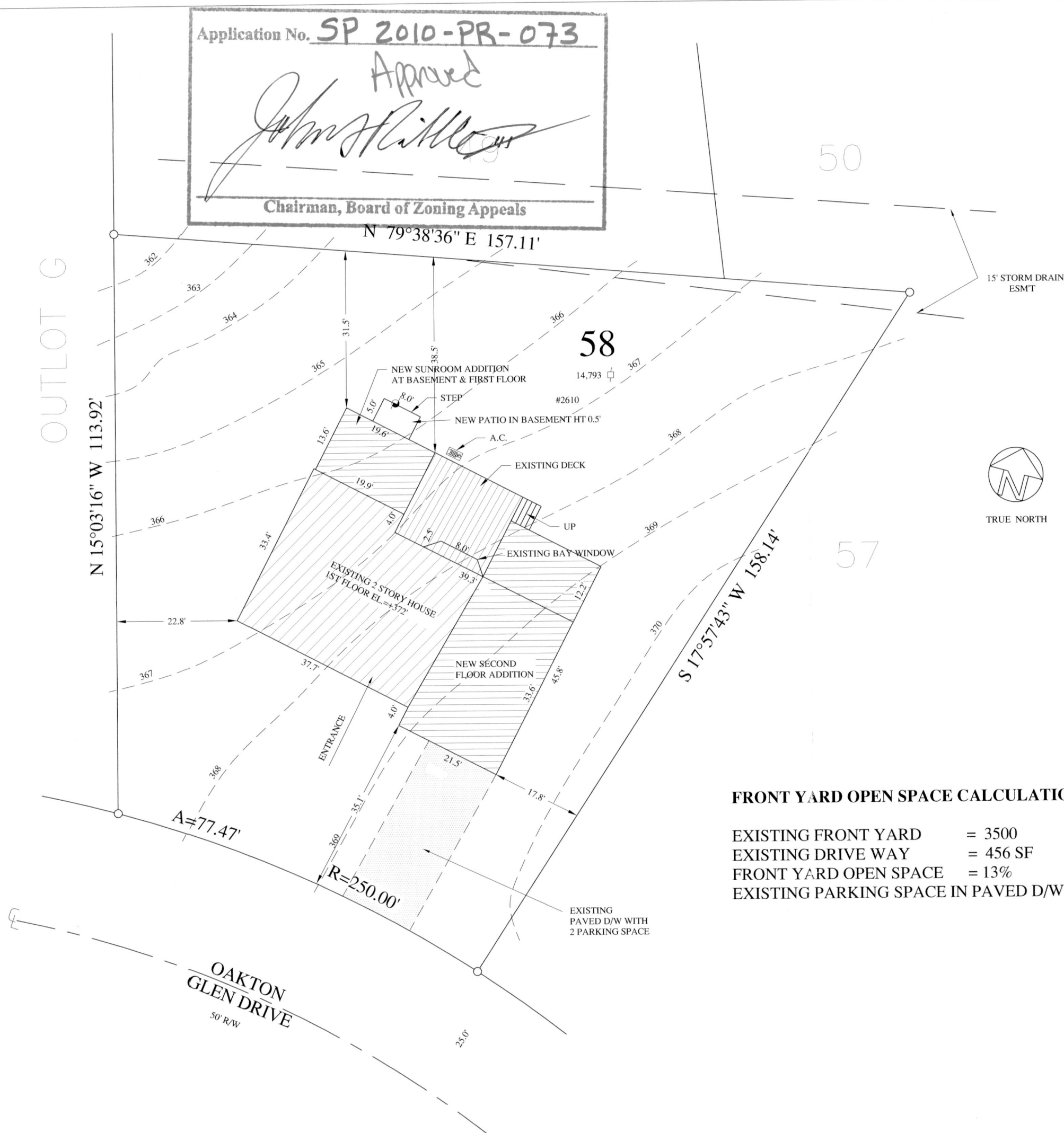


Application No. **SP 2010-PR-073**  
*Approved*  
*John Hillman*  
 Chairman, Board of Zoning Appeals



NOTES:

1. TAX MAP: 037-4(16)10058-A
2. ZONE R: R2C (CLUSTER)
3. LOT AREA: 14,793 SQUARE FEET 0.34 ACRE
4. REQUIRED YARDS:
  - FRONT: - 25.0 FEET
  - SIDE: - 8 FT./ 24FT.
  - AREA: - 25.0 FEET
5. HEIGHTS:
  - DWELLING - 25.5 FEET
  - PROPOSED ADDITION - 25.5 FEET
  - DECKS - 7.0 FEET
  - STP - AS NOTED
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OF BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WORTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AREIAL.
11. THERE ARE NO FLOORPLANS OR RESOURCE PROJECTION AREAS ON THIS PROPERTY.
12. AREA
 

EXISTING DWELLING	
BASEMENT	- 1219 S.F.
FIRST FLOOR	- 2228 S.F.
SECOND FLOOR	- 1112 S.F.
<b>TOTAL AREA</b>	<b>- 4559 S.F.</b>

PROPOSED ADDITION	
BASEMENT	- 268 S.F.
FIRST FLOOR	- 268 S.F.
SECOND FLOOR	- 984 S.F.
<b>TOTAL ADDITION</b>	<b>- 1520 S.F.</b>

  
 PROPOSED AREA = 4559 + 1520 = 6079 S.F.  
 PROP. ADDN (1520) / EX. DWELL. (4559) = 33 %  
  
 EXISTING FLOOR AREA RATIO:  
 EX. DWELL. (4559) / LOT AREA ( 14793 ) = 31 %  
  
 PROPOSED FLOOR AREA RATIO:  
 PROPOSED AREA (6079) / LOT AREA ( 14793 ) = 41 %
13. EXISTING GRADING AND DRAINAGE SYSTEM AS IS (NOT MODIFIED). NO CLEARING AND RE-GRADING OF SIDE DONE. EXISTING TOPOGRAPHY AS IS. DRAINAGE TO EXISTING STORM DRAIN DOES NOT CHANGE.

FRONT YARD OPEN SPACE CALCULATIONS;

EXISTING FRONT YARD = 3500  
 EXISTING DRIVE WAY = 456 SF  
 FRONT YARD OPEN SPACE = 13%  
 EXISTING PARKING SPACE IN PAVED D/W = 2

PLAT  
 SHOWING THE IMPROVEMENTS ON  
 LOT 58  
**OAKTON GLEN**  
 SECTION 3-B  
 RECORDED AT DB 5121(PG 263)  
 CENTREVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' MAY 27, 2008

I HEREBY CERTIFY THAT THE PROPERTY OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD STUDY AND UNLESS SHOWN, THERE ARE NO VISUAL ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MAKERS SET.

COMMONWEALTH OF VIRGINIA  
**SURESH R. BARAL**  
 Lic. No. 015039  
 PROFESSIONAL ENGINEER

CASE NAME:

Advance Structural Concepts, Inc.  
 Consulting & Architectural Engineers  
 10857 Main Street, Suite 101  
 Fairfax, VA 22030  
 (703) 865-7122

RECEIVED  
 Department of Planning & Zoning  
 OCT 28 2010  
 Zoning Evaluation Division